097.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,066,600 / 1,066,600
					USE VALUE:	1,066,600 / 1,066,600
					ASSESSED:	1,066,600 / 1,066,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
218		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARVALHO JOAN E/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	218 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARVALHO JOHN A & JOAN E -
Owner 2:	-
Street 1:	218 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Brick Exterior and 2352 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14700.000	457,800	6,100	602,700	1,066,600
Total Card	0.337	457,800	6,100	602,700	1,066,600
Total Parcel	0.337	457,800	6,100	602,700	1,066,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.49 | /Parcel: 453.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63399

GIS Ref

GIS Ref

Insp Date 11/09/18

!7915!

PREVIOUS ASSESSMENT

Parcel ID 097.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	457,500	6100	14,700.	602,700	1,066,300	1,066,300	Year End Roll	12/18/2019
2019	101	FV	359,300	5500	14,700.	602,700	967,500	967,500	Year End Roll	1/3/2019
2018	101	FV	359,300	5500	14,700.	516,600	881,400	881,400	Year End Roll	12/20/2017
2017	101	FV	359,300	5500	14,700.	482,200	847,000	847,000	Year End Roll	1/3/2017
2016	101	FV	359,300	5500	14,700.	413,300	778,100	778,100	Year End	1/4/2016
2015	101	FV	350,400	5500	14,700.	370,200	726,100	726,100	Year End Roll	12/11/2014
2014	101	FV	350,400	5500	14,700.	342,700	698,600	698,600	Year End Roll	12/16/2013
2013	101	FV	350,400	5500	14,700.	326,700	682,600	682,600		12/13/2012

PRINT

Date	Time
12/10/20	22:30:53

LAST REV

Date	Time
06/20/19	14:11:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7915

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARVALHO JOHN A	67467-304		6/21/2016	Convenience	1	No	No		
	13255-696		8/5/1977		64,000	No	No		N

USER DEFINED

Prior Id # 1:	63399
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
6/3/2009	Measured	189	PATRIOT
1/31/2000	Inspected	276	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14700		Sq. Ft.	Site		0	70.	0.59	4									602,696						602,700	

Total AC/HA: 0.33747 | Total SF/SM: 14700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 602,696 | Spl Credit | Total: 602,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09642851
Const Adj.:	1.03682315
Adj $ / SQ:	142.100
Other Features:	88000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663445
Depreciation:	205668
Depreciated Total:	457777

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

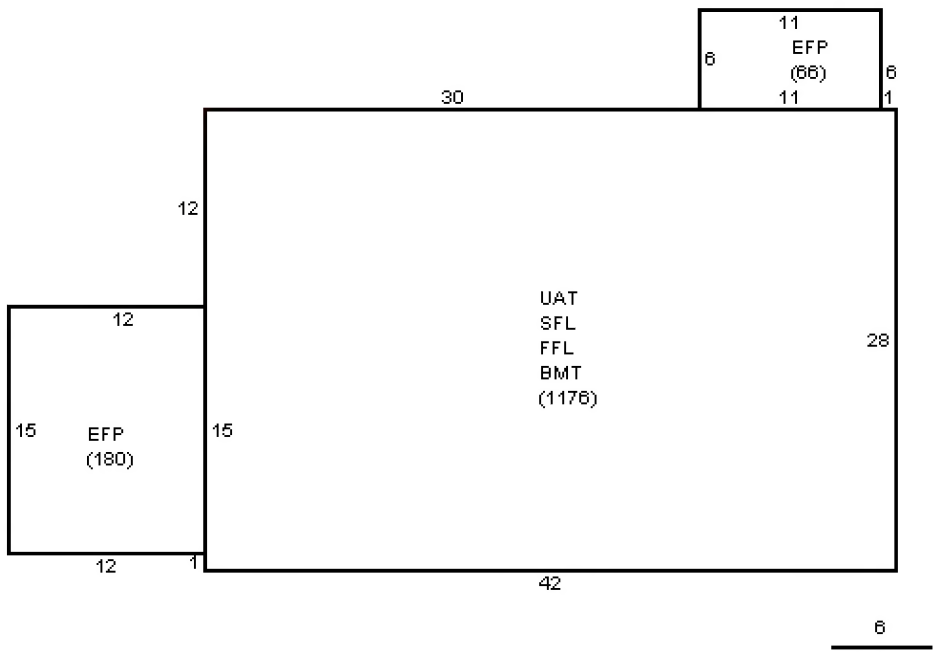
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.99
Special Features:	0	Val/Su Net:	112.54
Final Total:	457800	Val/Su SzAd	194.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	42.630	50,133
FFL	First Floor	1,176	142.100	167,110
SFL	Second Floor	1,176	142.100	167,110
UAT	Upper Attic	294	56.840	16,711
EFP	Enclos Porch	246	39.700	9,767

Net Sketched Area:	4,068			Total:	410,831
Size Ad	2352	Gross Are	4950	FinArea	2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	AV	1930	20.68	T	40	101			5,500			5,500
19	Patio	D	Y	1	12x12	A	AV	2000	4.85	T	15.2	101			600			600

More: N	Total Yard Items:	6,100	Total Special Featues:		Total: 6,100